

Posting Confirmation

Solicitation #:

GS-07P-15-JU-D-0021

Procurement Type:

Modification/Amendment

Date Posted:

July 10, 2015

Title:

Operation and Maintenance (O&M) Services, El Paso, TX and Surrounding Areas

ATTACHMENTS

Amendment 2	
Is this package sensitive/secure? No	
<u>Amendment 0002 Scanned.pdf</u> (1,223.99 Kb)	
Description: Amendment 0002	
<u>B2 B3 and Deduction Table 1.pdf</u> (157.28 Kb)	
Description: B2 & B3 Revisions	
<u>Building Square Footage.pdf</u> (483.84 Kb)	
Description: Building Square Footage	
<u>FIGURE L-1 MGMT PLAN WORKSHEET.xlsx</u> (19.37 Kb)	
Description: Figure L-1 Management Plan Worksheet	
<u>UST-AST El Paso 7.8.15.xlsx</u> (13.35 Kb)	
Description: Fuel Tank Info	
<u>WO's June 2013- June 2014.xlsx</u> (620.65 Kb)	
Description: Service Call Info 2013-2014	
<u>WO's July 2014-June 2015.xlsx</u> (518.67 Kb)	
Description: Service Call Info 2014-2015	
<u>fire extinguisher Info.zip</u> (11,531.29 Kb)	
Description: Fire Extinguisher Info	
<u>NMCL PM LookAhead.zip</u> (266.85 Kb)	

Description: PM Schedule Info

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT		1. CONTRACT ID CODE	PAGE 1 OF 1 PAGES
2. AMENDMENT/MODIFICATION NO. 0002	3. EFFECTIVE DATE 07/10/2015	4. REQUISITION/PURCHASE REQ. NO.	5. PROJECT NO. (If applicable)
6. ISSUED BY GENERAL SERVICES ADMINISTRATION (7PQC) NON PROSPECTUS BRANCH 819 TAYLOR ST. RM 12B1 FORT WORTH, TX 76102	CODE 7PQC	7. ADMINISTERED BY (If other than Item 6) SAME AS BLK 6	CODE
8. NAME AND ADDRESS OF CONTRACTOR (No., street, county, State and ZIP Code)		(X)	9A. AMENDMENT OF SOLICITATION NO. GS-07P-15-JU-D-0021
		(X)	9B. DATED (SEE ITEM 11) 06/17/2015
			10A. MODIFICATION OF CONTRACT/ORDER NO.
			10B. DATED (SEE ITEM 13)
CODE	FACILITY CODE		

11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS

☒ The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers ☐ is extended, ☒ is not extended.

Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods:

(a) By completing items 8 and 15, and returning 1 copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitation and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment your desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.

12. ACCOUNTING AND APPROPRIATION DATA (If required)

13. THIS ITEM ONLY APPLIES TO MODIFICATION OF CONTRACTS/ORDERS. IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.

CHECK ONE	A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A.
<input type="checkbox"/>	
<input type="checkbox"/>	B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b).
<input type="checkbox"/>	C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF:
<input type="checkbox"/>	D. OTHER (Specify type of modification and authority)

E. IMPORTANT: Contractor ☐ is not, ☒ is required to sign this document and return 1 copies to the issuing office.

14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.)

1. See enclosed Answers to Contractor's Questions
2. See attached PM Look Ahead, Building Square Footage, Service Call Data 2013-2015, Management Plan Work Sheet, AST & UST, Listing, and Revised Sections B.2 Contractors Staffing Declaration & Section B.3 Wage Adjustments. (Solicitation Amendment attachments on www.fbo.gov)

Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.

15A. NAME AND TITLE OF SIGNER (Type or print)		16A. NAME AND TITLE OF CONTRACTING OFFICER (Type or print) Brian T. Dwyer, Contracting Officer, GSA/PBS	
15B. CONTRACTOR/OFFEROR (Signature of person authorized to sign)	15C. DATE SIGNED	16B. UNITED STATES OF AMERICA (Signature of Contracting Officer)	16C. DATE SIGNED 07/10/2015



Contractor's Questions & Answers

1. L.5 (a) (1) Past Performance References: Please provide clarification for the 6 Page Limitation. Is this limitation 6 pages for each of the 3 to 6 references, or 6 pages total for the 3 to 6 references?

Answer: A total of 6 pages combined for all past performance references.

2. L.5 (a) (2) Past Performance Questionnaires: If a CPAR is available for the references, would you accept the CPAR instead of a PPQ?

Answer: Yes.

3. L.5 (c) Experience: Please provide clarification for the 10 Page Limitation. Is this limitation 10 pages for each of the 3 to 6 references, or 10 pages total for the 3 to 6 references?

Answer: A total of 10 pages combined for all references.

4. L.5 (c) (5) Size of Facility(ies): Is it required that each contract reference meet the facility size (square feet and number of buildings), or is it acceptable for the combined (aggregate) facility size of the 3 to 6 references reach the total size?

Answer: Yes. Contractor must show evidence of successful of workload similar of size & scope of Statement of Work. Workload can comprise more than one

5. Will the Government provide the current value for O&M basic services?

Answer: No. Because the contract has significantly changed from prior contract.

6. Will the Government provide a solicitation with page numbers to ease citations and references?

Answer: No.

7. References. Believe this document is missing from the RFP solicitation release. For example, C.9.1 and C.9.2 both ask contractor to see "References" section; however this is missing. Would the government please provide this section?

Answer: Refer to Section J Exhibit 7.

8. Service Request and Administrative Support. States that contractor is in charge of performing a central service request desk function for entire facility, even for services outside of the contractor's scope of work. Does the scope of a central service request desk include taking LPOE service calls?

Answer: Yes



9. Service Request and Administrative Support. States that contractor is in charge of performing a central service request desk function for entire facility, even for services outside of the contractor's scope of work. Will the Government provide an estimate of average service calls for entire facility to facilitate accurate pricing?

Answer: Yes. A two year history of service calls is provided (see attachments).

10. Review of Design Documents and C. 17 Building Management Support Services both require engineering/design support on hand. Does the Government have a specific labor category in mind for these tasks?

Answer: Labor Category 23400-HVAC Mechanic

11. How many loops in each facility do not currently have coupon racks installed?

Answer: Yes, they all corrosion coupons.

12. Historic Building Preservation. Will the Government list which buildings are 50 years old or older, and considered to be historic?

Answer: There is only on historic facility; the Old Courthouse, 511 E. San Antonio Ave, El Paso, TX.

13. Powered Platforms. Will the Government specify the locations and specifics of the powered platforms?

Answer: Yes. We have one located at the Armandariz,Courthouse, 525 Magoffin Ave., El Paso, TX that will have to be maintained.

14. Asbestos Management. Which buildings have or are suspected to contain asbestos?

Answer:

Historic USCH TX0069ZZ (Basement, 1st Floor, Courtyard & 5th floor)

BOTA Bldg A TX0951EL (Mechanical Room & Attic)

BOTA Bldg B TX0952EL (Rm's 114, 118, 119, & 121)

MARFA Admin. Bldg TX0521MF (Corridor and Entry)

MARFA Vehicle Repair Garage TX0522MF (Restroom)

MARFA Pistol Range TX0524MF (Office, Restroom & Storage)



15. Fuel Storage Tanks. Will the Government list the ASTs and USTs covered by the solicitation, and their locations?

Answer: See Attachment

16. Will the Government provide the year(s) that the 6-year maintenance for fire extinguishers was completed for each facility?

Answer: Yes, please see attached listing.

17. Item 1 of the Deduction table addresses deductions for not having adequate staffing. If an employee is on excused absence (e.g., vacation, sick leave, jury duty), will an hourly deduction be made if the position is not filled by a temporary replacement employee during the absence or will allowance be made if coverage/service is adequately provided by other on duty employees?

Answer: No deductions will be taken for short term absences for these instances.

18. Which, if any, incumbent employees by position and quantity do not meet the required qualifications?

Answer: The government does not determine the competence of individual employees.

19. Will the Government be providing a telephone and telephone service for the Project Manager and Service Request and Administrative Support function?

Answer: No.

20. Building Information Sheet. Will the Government post the Building Information Sheets for the facilities covered by this solicitation?

Answer: This information is not available since this is an O&M Contract and not a full maintenance contract.

21. J.10 (Exhibit 10), J.11 (Exhibit 11), J.12 (Exhibit 12), and J.13 (Exhibit 13). These sections and their appendices/attachments are marked "Reserved" yet include content. Will the Government clarify if these sections are indeed reserved or if the content applies?

Answer: These sections are reserved. The content does not apply.

22. Exhibit 14. Is there a minimum Level required for this contract?

Answer: The minimum are the appropriate level for the appropriate task.

23. Exhibit 15. Is the Shave Energy program currently being practiced on the current contract and, if not, is it the intent of GSA to implement it with the follow-on contract?



Answer: The program is currently available for use, but is not mandated by GSA

24. Exhibit 17. Will the Government provide the Preventive Maintenance Schedule?

Answer: See Attachment

25. Exhibit 18. This section is marked Reserved yet includes content. Will the Government clarify if this report is a requirement or not of the contract?

Answer: This section is reserved.

26. L.2., FAR 52.215-1. Paragraph (c)(1) states that Electronic Commerce proposals are permitted, while paragraph L.4.2(3) requires 1 Original Paper Copy and 1 Electronic CD-R for each volume. Which method does the Government prefer?

Answer: Provide 1 Original Paper Copy and 1 Electronic CD-R for each volume.

27. Will the Government provide the completed sign-in sheets for the Pre-Proposal Conference and Site Visit/Walk Through Tours upon completion of these events?

Answer: No. The government does not provide this information.

28. Completed Past Performance Questionnaires are to be sent from the Past Performance Reference (client) directly to the GSA Contract Specialist. However, on the Past Performance Questionnaire itself at the bottom of the first page, the instructions state the client is to submit the completed questionnaire back to the Offeror who will then submit it with the proposal. Will the Government clarify the instructions for submission of the completed questionnaire?

Answer: Provide completed questionnaires to the Contract Specialist.

29. Management Plan Worksheet. The government states that we must complete the Management Plan Worksheet. However, it is currently missing from solicitation package. Will the government please provide the worksheet?

Answer: Please see attachment

30. The normal operating hours as required for L.5. (b) Management Plan Worksheet Instructions Item (7). Will the Government supply the normal operation hours by facility?

Answer:

Richard C. White Federal Building

700 E. San Antonio st.,

El Paso, Texas



Official Working Hours of Building Occupants: 6:00 am to 6:00 pm, Monday through Friday, excluding federal holidays.

Border Patrol Sector Headquarters

300 E. Madrid,

Marfa, Texas

Official Working Hours of Building Occupants:

7:00 am to 5:00 pm, Monday through Friday, excluding Federal holidays. Radio Room in Administration Building: 24 hours a day, 7 days a week, including federal holidays.

Fort Hancock Land Port of Entry

Termination of FM1088

Fort Hancock, Texas

Official Working Hours of Building Occupants: 6:00 A.M. - 10:00 PM, 7 days a week including federal holidays

Paso Del Norte Land Port of Entry

1000 South El Paso st,

El Paso, Texas

Official Working Hours of Building Occupants: 24 hours/day, 7 day/week, including federal holidays.

Dedicated Commuter Lane

1090 S. Mesa,

El Paso, Texas

Official Working Hours of Building Occupants: 6:00 am to Midnight, Monday through Friday, including federal holidays. 8:00 am to Midnight , on Saturdays and Sundays.

Santa Teresa Land Port of Entry

104 Santa Teresa,

Santa Teresa, New Mexico

Official Working Hours of Building Occupants: Admin./Primary 6 a.m. to Midnight,,



7 days a week, Cargo/Export 8 a.m. to 8 p.m, Monday through Friday, 10:00 a.m. - 2:00 pm., Saturday, Closed Sunday. VACIS Building, 8 a.m. to 8 p.m Monday through Friday, 10:00 a.m. - 2:00 pm Saturday, Closed Sunday.

COLUMBUS Land Port of Entry

Palomas & 2nd st,

Columbus, NM

Official Working Hours of Building Occupants :

ADMIN & PRIMARY/SECONDARY 24 hours/day, 7 day/week, including federal holidays

Cargo 9am to 5:00 p.m, , Monday through Friday, 10:00 to 2:00 Saturday and closed on Sunday.

Ysleta Land Port of Entry

797 South Zaragoza Road,

El Paso, Texas

Official Working Hours of Building Occupants: 24 hours/day, 7 days/week, including federal holidays - all buildings except Narcotics Seizure. Narcotics Seizure work hour is 8:00 am to 4:00 pm. Monday thru Friday , excluding federal holidays.

Bridge of the Americas Land Port of Entry (BOTA)

3600 Paisano Drive, El Paso, Texas

Official Working Hours of Building Occupants: 24 hours/day, 7 day/week, including federal holidays.

U.S. Courthouse (historic)

511 East San Antonio st.

El Paso, Texas 79901

Official Working Hours of Building Occupants: 7:30 am to 5:00 pm, Monday through Friday, excluding federal holidays.

Armendariz U.S. Courthouse

525 Magoffin

El Paso, Texas



Official Working Hours of Building Occupants: 7:30 am to 5:00 pm, Monday through Friday, excluding federal holidays

Tornillo Land Port of Entry

1400 Lower Island Rd. (FM1109)

Tornillo, Texas

Official Working Hours of Building Occupants:

6:00 am to 7:00 pm , 7 days/week, including federal holidays.

31. Special skills, licenses, certifications or equipment. The government is requesting copies of contractor personnel certifications to perform listed work. However, the government throughout the rest of the proposal is requesting names of key personnel or other personnel closer to contract start.

Since offerors are obligated by Executive Order and FAR to offer first right of refusal to qualified incumbent staff, would the Government consider waiving this request under the assumption that the awarded contractor will likely acquire certifications from incumbent's personnel after award and before contract start?

Answer: The requirement for certifications in the proposal is waived. Personnel certifications will need to be provided before individuals can perform on contract.

32. Experience. The size of facilities listed here range from 444 to 210,800 square feet. However, M.2 Basis for Award lists the size of facilities at 300,000 gross square feet or more. Please clarify which is the required size of facilities for past performance and experience sections.

Answer: 300,000 refers to total square footage per contract. Therefore similar size will have been met if work on 300,000 square feet or more, (comprising one or more contracts and/or buildings) was performed simultaneously over a one year period. This would count as one year of experience.

33. (Amend 1 revised version): Are we correct to understand two pricing templates (Figure B-3) are to be submitted with one for the Base and Options I through IV and one for the Base and Options I through IX?

Answer: Yes



34. Inventory files. Will the Government publish all inventory files in a searchable and sortable format, such as Excel?

Answer: The inventory files were provided in Amendment 0001 and will not be edited to specific file formats other than what has already been provided.

35. Please provide service call information/history for the last 3 years of the contract. If available please also include which service calls exceeded the \$2500 limit.

Answer: See Attachment for available service call information. A price breakout is not available.

36. On average how many service calls are there a month?

Answer: Difficult to calculate. View service call information supplied to determine average.

37. Please provide roof information for all buildings included in this contract

Answers:

U.S. Courthouse (historic):

The facility has 90 weight paper. The contractor's warranty expired on 11/7/08 and the mfr's warranty expires on 9/31/2028.

Armendariz U.S. Courthouse:

Main structure has 2 layers of 50 insulation board, gypsum substrate board for sheathing, and covered in a SBS-mod (STYRENE-BUTADIENE-STYRENE) bit roof membrane.

The nugget section roofing also has 2 layers of 50 insulation board, gypsum substrate board for sheathing, and covered standing seam copper roofing.

BOTA:

Bitumen Membrane (white roofs)

Columbus:

Metal and Roll 90 weight

DCL:

90 weight rolls



Fort Hancock:

90 weigh felt

Marfa:

Built up roof with gravel rocks.

PDN:

Polyurethane Material Roof

R.C. White:

Polyurethane Material Roof

Santa Teresa POE:

Gravel material

Tornillo POE:

Bitumen Membrane (white roofs) TPO

Ysleta POE:

Metal Rigid Paneling covered with Gravel Material only on Primary and

Secondary Roofs

White Energy; bitumen membrane roofs that were installed in 2011.

Installed on; Bldg. B, Head house, Bldg. A, Bldg. D, FDA, Narcotics, Vault, Export , and truck exit booths.

38. If a clerk is not required on site, will government CMMS access be available offsite for that work?

Answer: Yes

39. L.5 (b) Management Plan states;

(a) Worksheet Instructions.



The Management Plan Worksheet attached to this solicitation must be utilized for this purpose. See the Microsoft Excel Attachment, Section J.8., entitled, —Management Plan Worksheetll FIGURE L-1. No other Management Plan Worksheet will be considered.

I am unable to find this file on FBO, please provide a copy at your earliest convenience.

Answer: See Attachment

40. Is there a specific deadline date for PWS and proposal questions?

Answer: July 14, 2015 will be the last day to submit PWS and proposal questions.

41. What is the current value of the contract?

Answer: Not Applicable, due to the current contract is a full maintenance contract and the solicitation is O&M only.

42. Can you provide a current seniority list for personnel?

Answer: GSA does not track this information.

43. Please provide a list of current subcontractors being used?

Answer:

1. Alpha Labs, Water Testing (915) 799-4191
2. Control and Equipment, Controls, HVAC, 915 545-2256
3. Sun City Electric, Electrical Maintenance and Testing, 915 598-3622
4. Tyco/CFI , Monitoring, 915 599-3660
5. Trane, Chillers, 915 593-3484
6. Western States Fire Protection Co., Fire Sprinklers , Extinguishers and hydrants, 915 772-7001

44. Are 11x17 foldouts allowed for the technical proposal?

Answer: Yes

45. For the Pricing CD, is it acceptable to submit documents other than pricing in PDF format? (SF1449, SF33, Amendments etc..) Or is pricing the only thing that should be included on the CD?

Answer: Yes



46. Is there any on site staffing requirements for the buildings?

Answer: No

47. With the buildings so far apart, what is the expected response time for a routine and urgent service call?

Answer: Routine 120 Hours, Urgent 24 Hours

48. Are electronic signatures acceptable?

Answer: No. electronic signatures are not accepted.

49. Has the scope of the new contract changed significantly over the existing one?

Answer: Yes. The new scope no longer includes janitorial.

50. Please provide the square footage for each building.

Answer: See Attachment

51. Please provide cleanable square footage for each building.

Answer: Will not be provided.

52. Will more than one proposal per company be allowed to be submitted with alternate costing and technical proposal and will it be evaluated separately from other one submitted by the same company?

Answer: Yes, additional proposals will be evaluated separately.

53. What are the building Operating hours. Section J.5 is blank.

Answer: Facility Hours:

Richard C. White Federal Building

700 E. San Antonio st.,

El Paso, Texas

Official Working Hours of Building Occupants: 6:00 am to 6:00 pm, Monday through Friday, excluding federal holidays.

Border Patrol Sector Headquarters

300 E. Madrid,

Marfa, Texas



Official Working Hours of Building Occupants:

7:00 am to 5:00 pm, Monday through Friday, excluding Federal holidays. Radio Room in Administration Building: 24 hours a day, 7 days a week, including federal holidays.

Fort Hancock Land Port of Entry

Termination of FM1088

Fort Hancock, Texas

Official Working Hours of Building Occupants: 6:00 A.M. - 10:00 PM, 7 days a week including federal holidays

Paso Del Norte Land Port of Entry

1000 South El Paso st,

El Paso, Texas

Official Working Hours of Building Occupants: 24 hours/day, 7 day/week, including federal holidays.

Dedicated Commuter Lane

1090 S. Mesa,

El Paso, Texas

Official Working Hours of Building Occupants: 6:00 am to Midnight, Monday through Friday, including federal holidays. 8:00 am to Midnight , on Saturdays and Sundays.

Santa Teresa Land Port of Entry

104 Santa Teresa,

Santa Teresa, New Mexico

Official Working Hours of Building Occupants: Admin./Primary 6 a.m. to Midnight,,

7 days a week, Cargo/Export 8 a.m. to 8 p.m, Monday through Friday, 10:00 a.m. - 2:00 pm., Saturday, Closed Sunday. VACIS Building, 8 a.m. to 8 p.m Monday through Friday, 10:00 a.m. - 2:00 pm Saturday, Closed Sunday.

COLUMBUS Land Port of Entry

Palomas & 2nd st,

Columbus, NM



Official Working Hours of Building Occupants :

ADMIN & PRIMARY/SECONDARY 24 hours/day, 7 day/week, including federal holidays

Cargo 9am to 5:00 p.m. , Monday through Friday, 10:00 to 2:00 Saturday and closed on Sunday.

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El Paso, Texas

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Tornillo Land Port of Entry

1400 Lower Island Rd. (FM1109)

Tornillo, Texas

Official Working Hours of Building Occupants:



6:00 am to 7:00 pm , 7 days/week, including federal holidays.

54. Can the following statements please be clarified. The two statements contradict each other

C.1.1 Contractor Responsibility for Equipment and Systems

r. The Contractor shall update/install software/firmware to latest revision and update software licenses for BAS controls only. The Contractor is not responsible for the costs of software, firmware updates, and licensing for the BAS and Tridium Niagara systems. However, the Contractor is responsible for letting Region 7FMSP office know when updates are required. The Contractor is responsible for keeping the systems operating properly.

C.35.4.1.1 GSA- hosted Systems Requirements

f.) Operations and Maintenance contractor is responsible for licenses, software, firmware, and security updates to all BAS system devices. GSA is responsible for the licenses, firmware, and software updates and upgrades of the Tridium Niagara Jace control systems, however the contractor is responsible for the maintenance and repair of them.

Answer: See revised Scope in Amendment 0001

55. C.2.14 Computerized Maintenance Management System (CMMS)

a. Is the contractor responsible for the extra effort in the conversion and implementation from the existing CMMS to the new NCMMS. This is a very large administrative effort. Also according to the NCMMS each piece of equipment will require new labels with QC Codes with hyperlinks.

Answer: The conversions are done. The O&M will have to verify schedule matches the approved PM schedule. Many features like single sign on, equipment tagging, mobile application, and bulk data uploader will make some functions easier to use than R7 cMMs. Day to day operations should pretty much remain; like: schedule & print PM work orders, write service requests, document repairs, and close work orders. The NATIONAL CMMS is based on IBM Maximo; so your due diligence is important for data entry time. Labels can be ordered by the local office for installation by the O&M during PM cycle but completed in first year on NCMMS.

Whether O&M contract prints WO's or uses mobile WO management will vary by contract. I expect we'll shift to mobile more and more over time, because it reduces printing / paper costs, paperwork LOE, etc, Some of our regions are demanding mobile work order management before they go live for these reasons, but NCMMS national program is not dictating mobile at this time. Mobile work order apps on Android and iOS are streamlined.



b. It is also understood the intention of the NCMMS is for the mechanics to access the QR Codes and hyperlinks to the data base. Who is responsible for providing the electronic devices and what are the device requirements? Will it require access behind the GSA firewall?

Answer: Mechanics can add My View virtual desktop interface to a O&M provided device (BYOD) for full mobile access to NCMMS; as with the current R7 cMMs. The QR code can be read by virtually any smartphone. YES the NCMMS will be behind the GSA firewall as is the current R7 cMMs. Most training will be on the internet. One start up session will be provided at 5 locations around Region 7. No charge for training. The contractor pays travel.

We expect the "Behind the firewall" requirement to go away NLT July 2015. We fought hard for access from the public Internet based on regional input. I believe users will use the SecureAuth app for access, like GSA and our contractors do when signing on to GSA's google-based email from their own devices at home, etc. Support for Android is expected NLT July with iOS/Apple device support coming July-August time frame. Other devices should be supported over time per IBM timelines, but are not available yet. Shooting the QR code from a smartphone is optional. One could find an open work order by searching or scrolling through the app, but using QR codes saves time by bringing up the relevant work order in the Maximo Anywhere mobile app.

56. C.5.1 Transition Phase Startup

a. Is the contractor expected to have people on-site during the entire transition phase?

Answer: GSA only expects their corporate office involvement during the transition phase.

57. C.8.7.4 Cooperation –Inspections

a. It is understood that this service will be at no additional cost to the government during normal working hours. Are the after normal working hours reimbursable to the contractor? This would be hard to price since the hours are unknown at this time.

Answer: Please refer to paragraph C.23.3

58. C.17. Building Management Support Services

a. The hourly rates listed do cover the overtime burden rates of the HVAC Mech according to the CBA. Burden includes Medi-Care, FICA, Workman's Compensation. Will these be adjusted accordingly and also will the option baselines be adjusted annually to meet the wage adjustments?

Answer: Yes. The labor rates consider all permissible labor burdens.

59. C.20. Labeling of Electrical Circuits



a. How is the contractor to know when GSA or other agencies are having electrical work performed? If we are not told how is the contractor to be held liable for the accuracy?

Answer: Contractors are only liable for work that they have performs. Contractors are to notify GSA on any work discovered that is not properly performed.

60. H.15.3.15 Qualifications of BAS Technicians

One technician will be required to attend a one week controls training class once per year for each year of the contract. A typical training class of this nature cost approximately \$2000 and another \$2000 in travel costs. The Technician and the class must be approved by R7 FMSP Operations Branch prior to scheduling the trip. A copy of the certification of the class will be provided to R7 FMSP after the successful completion of the class. If the individual does not complete the class, the cost of the class itself will be reimbursed to the Federal Government.

a. Is the \$4,000 per year to be built into the base contract amount or will this be done separately?

Answer: This cost will be included in the base contract amount.

61. H.15.3.14 Qualifications of HVAC Technicians

All HVAC personnel designated to work on, operate, maintain, and (or) repair HVAC equipment or systems shall maintain a minimum of 16 hours of continuing education annually from a NATE, HVAC Excellence, or UA Star recognized provider program. All HVAC personnel designated to work on, operate, maintain, and (or) repair HVAC equipment or systems shall possess one or more of the following certifications:

North American Technician Excellence (N.A.T.E.) HVACR Service Technician Certification
HVAC Excellence Professional Level Certification

UA Star HVACR Mastery Certification

a. Do the HVAC personnel have one of these certifications now, and if not how long do they have to obtain them? Will the first annual 16 hours enough to receive the certifications?

Answer: Yes. The certifications will be required 12 months after the start of the contract.

62. Will GSA be providing the data for buildings such as the Building's GSF, NSF, number of floors and occupancy levels?

Answer: See Attachment



63. Please identify buildings that contain asbestos, and what level of training is required for containment while working on equipment and/or structures.

Answer: Refer to question 14 for locations. Refer to C.41.15 & H.13 of the solicitation for training requirements.

64. Please provide a two year history of work order hours for daily service calls at each building?

Answer: See attachment

65. What is the current level of staffing for this project?

Answer: Staffing levels will not be provided since the current contract is a full maintenance contract and the solicitation is for O&M Services only. Also, significant change in scope.

66. May I please obtain the following information for solicitation Operations & Maintenance Services for El Paso, TX, Solicitation No. GS-07P-15-JU-D-0021:

1. Incumbent contractor information
2. Staffing levels
3. Contract pricing information

Answer: Staffing levels will not be provided since the current contract is a full maintenance contract and the solicitation is for O&M Services only. Also, significant change in scope.

67.. Will the agency accept as a response submittal, a proposal from a team as the offeror?

Answer: Yes.

68. .A contractor is an SBA/ 8(a) / SDB / HUB Certified General Contractor, IT, and facilities maintenance small business. We hold a facilities clearance and have several O&M contracts with Fort Bliss and White Sands Missile Range and have tremendous GSA references from our work at the Armendariz Federal Courthouse here in El Paso. They are very interested in this solicitation but feel it would be of tremendous benefit to the Government for us to enter into a teaming agreement with a firm that has more experience (Past Performance) in several key areas regarding this solicitation. My question to you is would we as the 8(a) and primary be able to utilize the past performance from our teaming partner to meet any and all requirements regarding this solicitation. Some of their past performance items are Land Port of Entry, Courthouse, and Presidential Libraries

Answer: It will be the Contracting Officer's decision on accepting them and their partner. As long as the 8a is the prime or in the lead role in the Joint Venture or Teaming Agreement they



will be allowed to use the past performance of any subcontractor or partner that will play a vital role in the performance of the contract. See FAR reference below.

FAR Part 15.305 (2)(iii) - The evaluation should take into account past performance information regarding predecessor companies, key personnel who have relevant experience, or subcontractors that will perform major or critical aspects of the requirement when such information is relevant to the instant acquisition.

69. Past Performance Questionnaire: Can Question 4. Project Description be answered on a separate sheet of paper?

Answer: Yes. As long as you do not exceed the six (6) page limit for all of your past performance submission.

70. In reference to the Past Performance requirement" (6) Price: Total contract value (including options). Q. Does the over and above work amounts need to be included?

Answer: Total contract price should be the total price for the basic services only. Above standard items do NOT need to be added.

71. Is the contractor solely responsible for the equipment listed in the inventory reports provided in the bidders library on June 25, 2015

Answer: The successful contractor is responsible for all equipment on site at award.